

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, March 2, 2010
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, R. Hall, K. Holt,
P. Plante, K. Rawn

Others present: G. Padick, Director of Planning

I. Call to Order

PZC Chairman Favretti called the meeting to order at 2:05 p.m.

It was noted that former Committee Chairman, B. Gardner, was no longer a member. Beal volunteered to be Chairman and other Committee members agreed.

II. Minutes

4-27-09- Favretti MOVED, Plante seconded, to approve the 4/27/09 minutes as written. MOTION PASSED with Beal, Favretti, Holt and Plante in favor with Rawn disqualified.

III. Consideration of potential revisions to the Zoning Regulations/Zoning Map

Padick explained that the agenda listed numerous potential regulation revisions that either have been under active discussion by the PZC or have been identified for review and potential revision. Committee members proceeded to discuss many of these potential revisions with an orientation of deciding higher priorities to be presented at public hearing during the spring of 2010. Other potential revisions are expected to be presented in the fall of 2010.

Turning first to potential revisions regarding the current Pleasant Valley Industrial Park Zoning and associated regulations, members focused on design considerations and the 2/25/10 draft revisions prepared by Padick that were distributed at the 3/1/10 PZC meeting. Favretti distributed Design Criteria that he prepared independently. Members agreed to postpone a detailed discussion on design elements until the next meeting. However, there was general agreement that design elements needed to be addressed in both Article X. Section R. and in the specific regulations regarding the Pleasant Valley area. It also was agreed that the regulations needed to ensure a unified design for multiple projects, owners and/or uses. Changes to the existing Industrial Park zoning and associated regulations were considered a spring 2010 priority.

After discussion, it also was agreed that PZC discussed revisions to existing political sign regulations and invasive species regulations,

Conservation Commission recommended revisions to aquifer and ground water protection regulations and potential revisions to the zoning definition of family were spring 2010 priorities. After Padick related that many other Towns are actively reviewing agricultural zoning regulations, it was agreed that discussion on potential revisions to Mansfield's agricultural regulations should be delayed until summer/fall of 2010. It was emphasized that the Committee and staff needed to work closely with the Agriculture Committee on this issue.

Members briefly discussed the Open Space Preservation Committee/Conservation Commission's recommendation for a revised subdivision preliminary review process. It was decided that numerous potential revisions to the subdivision regulations needed to be reviewed and that these potential revisions should be considered in conjunction with each other. In addition to reviewing preliminary submission requirements, potential changes also include common driveway provisions, recreational improvement requirements, post approval requirements and other application submission and processing issues. Members expressed a desire to consider subdivision regulation revisions in the fall of 2010.

Turning to recent referrals Committee members discussed and subsequently agreed that revisions to the Zoning alcoholic beverage regulations were not a high priority but that commercial sign regulations should be reviewed. It was suggested that in Neighborhood Business zones, consideration should be given to reducing the percentage of authorized interior window signage from 40 to 25%. Members decided to postpone discussion on other listed potential revisions until the next meeting.

IV. Future Meetings

After discussion, it was agreed to schedule the next committee meeting for 3/16/10 at 2PM.

V. Adjournment

The meeting was adjourned at 4:06 p.m.

Respectfully submitted,

K. Holt, Secretary